



Simulations

Photos

All Graphics (no plans)

Color Boards

Color Drawdowns

Exterior Building Color

Material Samples

EXHIBIT A

LEGAL DESCRIPTION RIGHT-OF-WAY ABANDONMENT

A PORTION OF THE RIGHT-OF-WAY ADJOINING LOT 1 OF LOLOMA II RECORDED IN BOOK 654, PAGE 17, IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, T2N, R4E, G.S.R.M., BEING A CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE FOUND AT THE CENTERLINE INTERSECTIONS OF 70TH STREET AND 4TH STREET;

THENCE, ALONG THE CENTERLINE OF SAID 70TH STREET, N00°09'41"E, 39.96 FEET TO A CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE;

THENCE, LEAVING SAID CENTERLINE, N68°09'36"E, 32.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID 70TH STREET, MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 65909", BEING THE POINT OF BEGINNING.

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, BEING A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 33.18 FEET, A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 95°03'35" AND A CHORD OF S43°13'55"E, 29.51 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID 4TH STREET, MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 65909";

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, N89°14'18"E, 161.91 FEET, TO A POINT, MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 65909";

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY, S19°43'07"W, 10.7 FEET, TO A POINT ON THE BACK OF THE NORTHERLY CURB LINE OF SAID 4TH STREET, MARKED BY A PK NAIL WITH TAG STAMPED "PLS 65909";

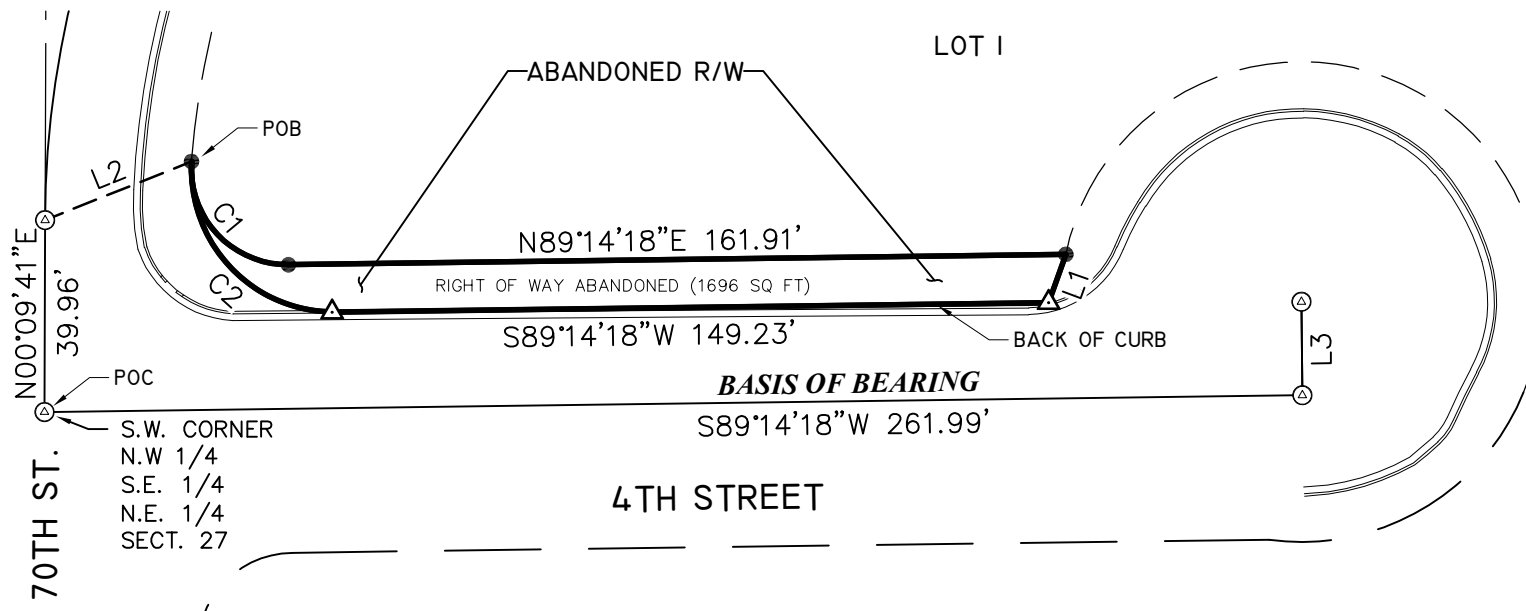
THENCE, ALONG SAID CURB LINE, S89°14'18"W, 149.23 FEET, TO A POINT, MARKED BY A PK NAIL WITH TAG STAMPED "PLS 65909";

THENCE, LEAVING SAID CURB LINE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 48.32 FEET, A RADIUS OF 29.00 FEET, A DELTA ANGLE OF 95°27'36" AND A CHORD OF N43°01'54"W, 42.92 FEET, TO THE POINT OF BEGINNING;

CONTAINING 1,696 SQUARE FEET MORE OR LESS.

EXHIBIT B RIGHT OF WAY ABANDONMENT

MONUMENT LEGEND



- △ SET PK NAIL WITH TAG MARKED PLS 65909.
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED INC PLS 65909.
- Ⓐ FOUND CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE.



REFERENCES

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R-2 A SPECIAL WARRANTY DEED, FILED UNDER INSTR. NO.20160464176, RECORDS OF MARICOPA COUNTY.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS S89°14'18"W ALONG THE SOUTH LINE OF THE N.W 1/4 OF THE S.E 1/4 OF THE N.E. 1/4 OF SECTION 27, AS SHOWN PER R-1.

LEGAL DESCRIPTION

LOT 1, LOLOMA II, ACCORDING TO THE PLAT, BOOK 654, PAGES 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

609 N. Calgary Court, Suite 7,
Post Falls, Idaho 83854
PHONE:(208)777-1854
FAX:(208)777-2128
www.acesolutions.pro



Curve Table

Curve #	Length	Radius	Delta	Chord	Direction
C1	33.18	20.00	095°03'35"	29.51	S43°13'55"E
C2	48.32	29.00	095°27'36"	42.92	S43°01'54"E

Line Table

Line #	Direction	Length
* L1	S19°43'07"W	10.7 ±
L2	N68°09'36"E	32.84
L3	S00°34'37"E	19.46

* TO THE EXISTING BACK OF CURB.



DATE:	1/26/18
PROJ. #	17-096
DWG FILE:	17096-RW-EX
DRAWN BY:	AG / JM
SCALE:	1" = 40'
PLOT DATE:	10/10/18

EXHIBIT A

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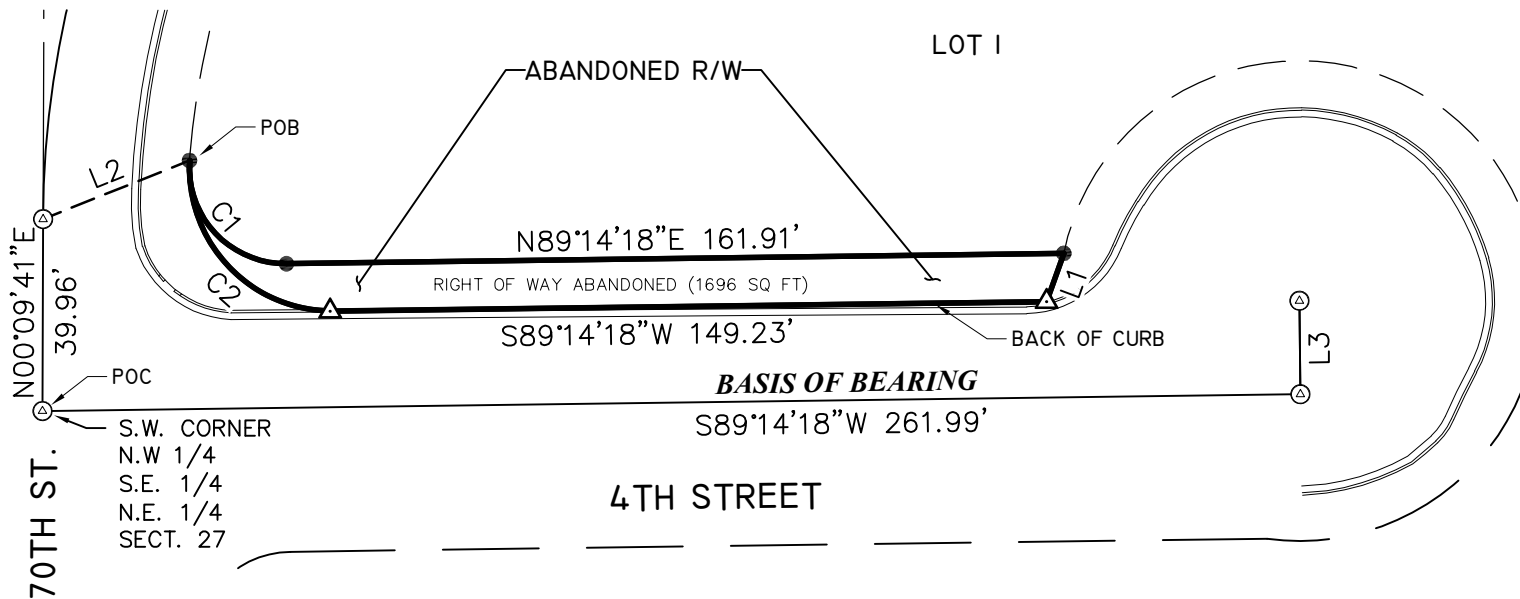
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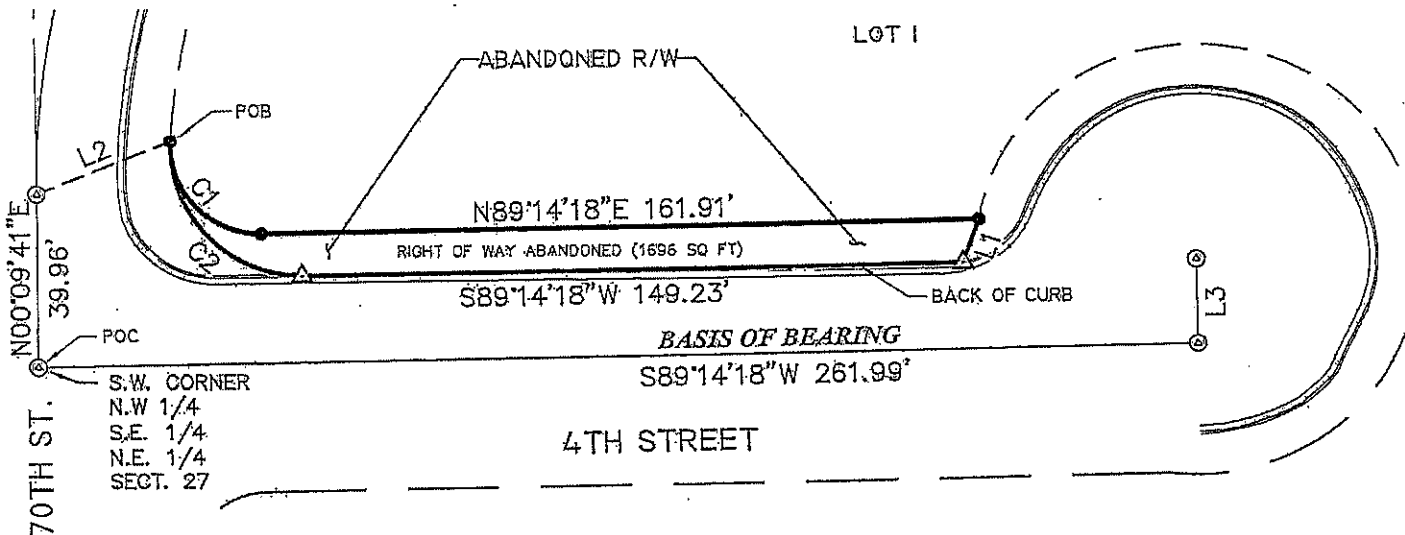
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R-2 A SPECIAL WARRANTY DEED, FILED UNDER INSTR. NO. 20180484176, RECORDS OF MARICOPA COUNTY.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS S89°14'18\"/>

LEGAL DESCRIPTION

LOT 1, LOLOMA II, ACCORDING TO THE PLAT, BOOK 854, PAGES 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

609 N. Calgary Court, Suite 7,
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PHONE: (208) 777-1854
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Curve Table					
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C1	33.18	20.00	095°03'35"	29.51	S43°13'55\"/>

Line Table		
Line #	Direction	Length
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* TO THE EXISTING BACK OF CURB.



Joseph E. Hassell

DATE:	1/26/18
PROJ. #	17-096
DWG FILE:	17096-RW-EX
DRAWN BY:	AG / JM
SCALE	1" = 40'
PLOT DATE:	10/10/18

5-AB-2018
1/17/2019

17-096_Lot1_ROW_Closure_Calcs.txt
 Lot Closure Report: Lot1_ROW / Monday, October 8, 2018, 3:32:03p.m.
 =====

Starting location (North, East) = (5052.1751, 5030.5913)

(In the table below, the Length of Curves refers to the chord length and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Curve	S43°13'55"E	29.5038	Yes	5030.6791	
5050.8000						
ARC= 33.1800, RAD= 20.0000, DELTA= 95°03'13"						
BC_TO_RAD= S85°42'18"E						
RAD_TO_EC= S0°45'32"E						
SUBTRACT_ARC_AREA = 132.5775						
2	Line	N89°14'18"E	161.9100	Yes	5032.8314	
5212.6957						
3	Line	S19°43'07"W	10.6700	Yes	5022.7871	
5209.0957						
4	Line	S89°14'18"W	149.2300	Yes	5020.8033	
5059.8788						
5	Curve	N43°01'51"W	42.9213	Yes	5052.1782	
5030.5897						
ARC= 48.3200, RAD= 29.0000, DELTA= 95°28'00"						
BC_TO_RAD= N0°45'51"W						
RAD_TO_EC= N85°17'51"W						
ADD_ARC_AREA = 282.0524						

Ending location (North, East) = (5052.1782, 5030.5897)

Total Distance : 403.3100
 Total Traverse Stations : 6
 Misclosure Direction : S27°56'34"E (from ending location to starting location)
 Misclosure Distance : 0.0035
 Error of Closure : 1:115712.6.
 Frontage : 403.3100
 Frontage/Perimeter : 100.0 percent.
 AREA : 1706.676 sq. ft. (straight segment added to close traverse)
 = 0.039180 Acres

Exhibit A
Legal Description
Right of Way
Abandonment

Land Survey Review By:
Dwayne Haught
Phone: (480) 312-2723
e-mail: dhaught@scottsdaleaz.gov
Review Cycle: 1 Date: 03/28/2018

A portion of the right of way adjoining Lot 1 of Loloma II recorded in Book 654, Page 654 in the County Recorder's office, city of Scottsdale, county of Maricopa, state of Arizona, particularly described as follows:

COMMENCING AT THE S.W. CORNER OF THE N.W. $\frac{1}{4}$ OF THE S.E. $\frac{1}{4}$ OF THE N.E. $\frac{1}{4}$ OF SECTION 27 BEING A CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE FOUND AT THE CENTERLINE INTERSECTIONS OF 70TH STREET AND 4TH STREET; THENCE ALONG THE CENTERLINE OF 70TH STREET, N00°09'41"E ~~A DISTANCE OF 39.96 FEET~~ TO A CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE FOUND IN THE CENTERLINE OF 70TH STREET; THENCE, N68°09'36"E ~~A DISTANCE OF 32.84 FEET~~ TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID 70TH STREET MARKED WITH A 5/8 INCH REBAR WITH PLASTIC CAP MARKED PLS 65909, BEING THE TRUE POINT OF BEGINNING.

THENCE, LEAVING THE SAID RIGHT OF WAY OF 70TH STREET, ALONG NORTHERLY RIGHT OF WAY OF 4TH STREET AS SHOWN IN BOOK 654, PAGE 17 OF MARICOPA COUNTY RECORDS FOR LOT 1, LOLOMA II BEING A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 33.18 FEET, A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 95°03'35" AND A LONG CHORD THAT BEARS S43°13'55"E ~~A DISTANCE OF 29.51 FEET~~ TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED PLS 65909;

THENCE CONTINUING ALONG SAID 4TH STREET RIGHT OF WAY, N89°14'18"E ~~A DISTANCE OF 161.91 FEET~~ TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED PLS 65909 SET;

~~back of the~~
THENCE LEAVING SAID RIGHT OF WAY, S19°43'07"W ~~A DISTANCE OF 10.67 FEET~~ TO A POINT ON THE NORTH CURB LINE OF 4TH STREET MARKED WITH A PK NAIL WITH TAG MARKED PLS 65909;

~~said~~
THENCE ALONG SAID NORTH CURB LINE, S89°14'18"W ~~A DISTANCE OF 148.44 FEET~~ TO A POINT ON ~~THE NORTH CURB LINE OF SAID 4TH STREET~~ BEING MARKED WITH A PK NAIL WITH TAG MARKED PLS 65909;

THENCE LEAVING SAID CURB LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC LENGTH OF 48.73 FEET, A RADIUS OF 29.72 FEET, A DELTA ANGLE OF 93°57'05" AND A LONG CHORD THAT BEARS N43°47'38"W ~~A DISTANCE OF 43.45 FEET~~ TO THE TRUE POINT OF BEGINNING;

~~SAID TRACT~~ CONTAINING 1,696 SQUARE FEET ~~OR 0.04 ACRES~~ MORE OR LESS.

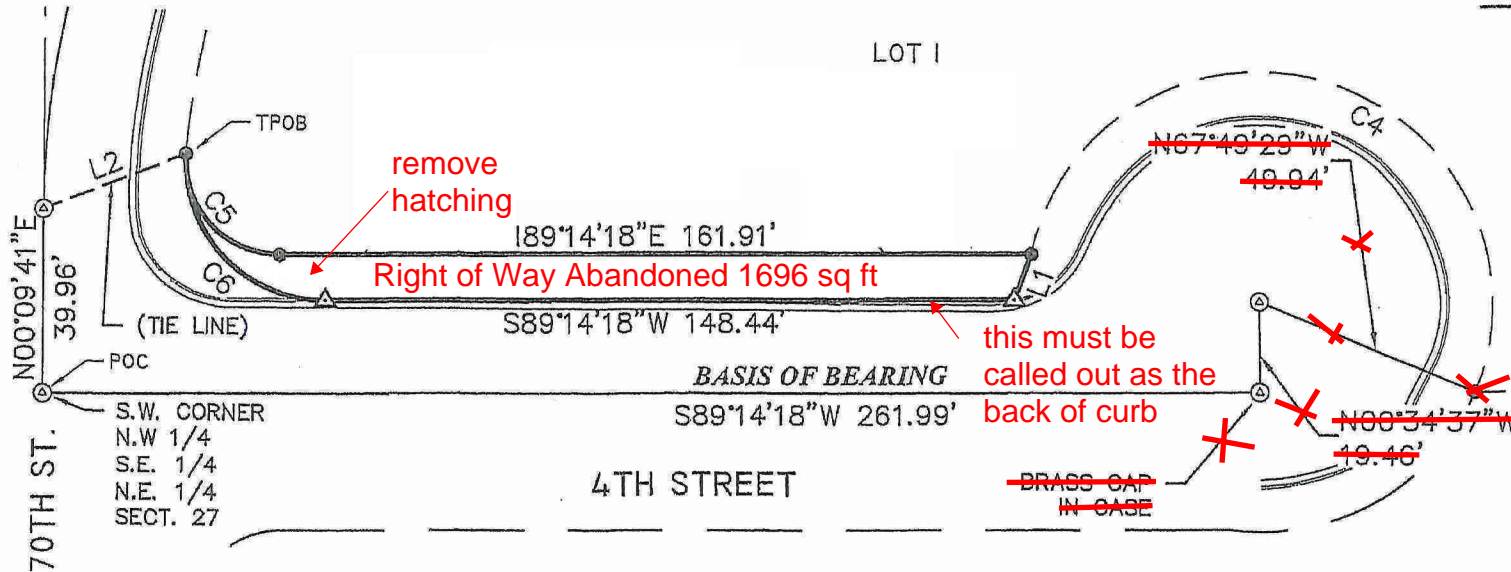
provide the closure calculations

Land
Surveyor's
seal

EXHIBIT B Right of Way Abandonment

MONUMENT LEGEND

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BASIS OF BEARING

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LEGAL DESCRIPTION

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Curve Table

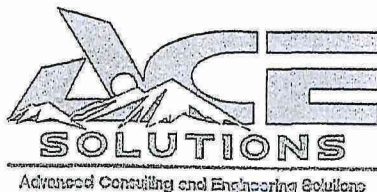
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Line Table

Line #	Direction	Length
* L1	S19°43'07"W	10.67 ±
L2	N68°09'36"E	82.84

* to the existing back of curb

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DATE:	1/26/18
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DRAWN BY:	AG
SCALE:	1" = 40'
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5-AB-2018
3/22/2018

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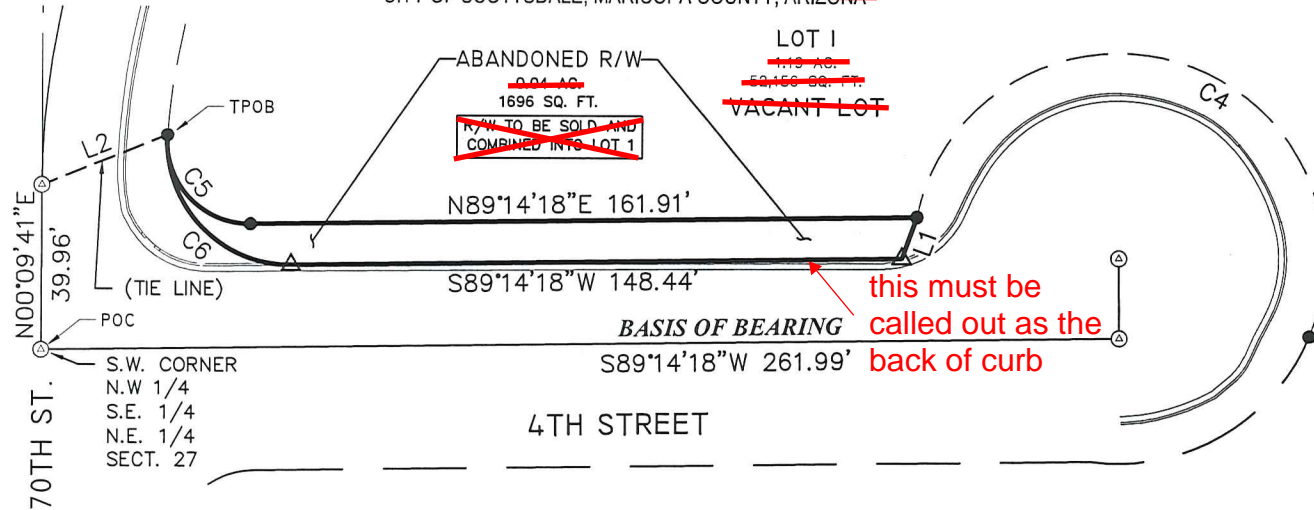


4-ZN-2018 & 5-AB-2018
& 2-II-2018
07/10/18

REQUIRED 11
point minimum
text size

EXHIBIT "B" RIGHT OF WAY ABANDONMENT

~~ALONG THE NORTHERLY R/W OF 4TH STREET, LOCATED IN N.W. QUARTER OF THE S.E. QUARTER OF THE N.E. QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, CILA & SALT RIVER B.M., CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA~~



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*L1	S19°43'07"W	10.67 ±
L2	N68°09'36"E	32.84

* to the existing
back of curb

DATE:	1/26/18
PROJ. #	17-096
DWG FILE:	17096-RW-EX
DRAWN BY:	AG
SCALE:	1" = 40'
PLOT DATE:	7/9/18

4-ZN-2018 & 5-AB-2018
& 2-II-2018
07/10/18

EXHIBIT A

LEGAL DESCRIPTION RIGHT-OF-WAY ABANDONMENT

A PORTION OF THE RIGHT-OF-WAY ADJOINING LOT 1 OF LOLOMA II RECORDED IN BOOK 654, PAGE 17, IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, T2N, R4E, G.S.R.M., BEING A CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE FOUND AT THE CENTERLINE INTERSECTIONS OF 70TH STREET AND 4TH STREET;

THENCE, ALONG THE CENTERLINE OF SAID 70TH STREET, N00°09'41"E, 39.96 FEET TO A CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE;

THENCE, LEAVING SAID CENTERLINE, N68°09'36"E, 32.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID 70TH STREET, MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 65909", BEING THE POINT OF BEGINNING.

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, BEING A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 33.18 FEET, A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 95°03'35" AND A CHORD OF S43°13'55"E, 29.51 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID 4TH STREET, MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 65909";

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, N89°14'18"E, 161.91 FEET, TO A POINT, MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "PLS 65909";

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY, S19°43'07"W, 10.7 FEET, TO A POINT ON THE BACK OF THE NORTHERLY CURB LINE OF SAID 4TH STREET, MARKED BY A PK NAIL WITH TAG STAMPED "PLS 65909";

THENCE, ALONG SAID CURB LINE, S89°14'18"W, 149.23 FEET, TO A POINT, MARKED BY A PK NAIL WITH TAG STAMPED "PLS 65909";

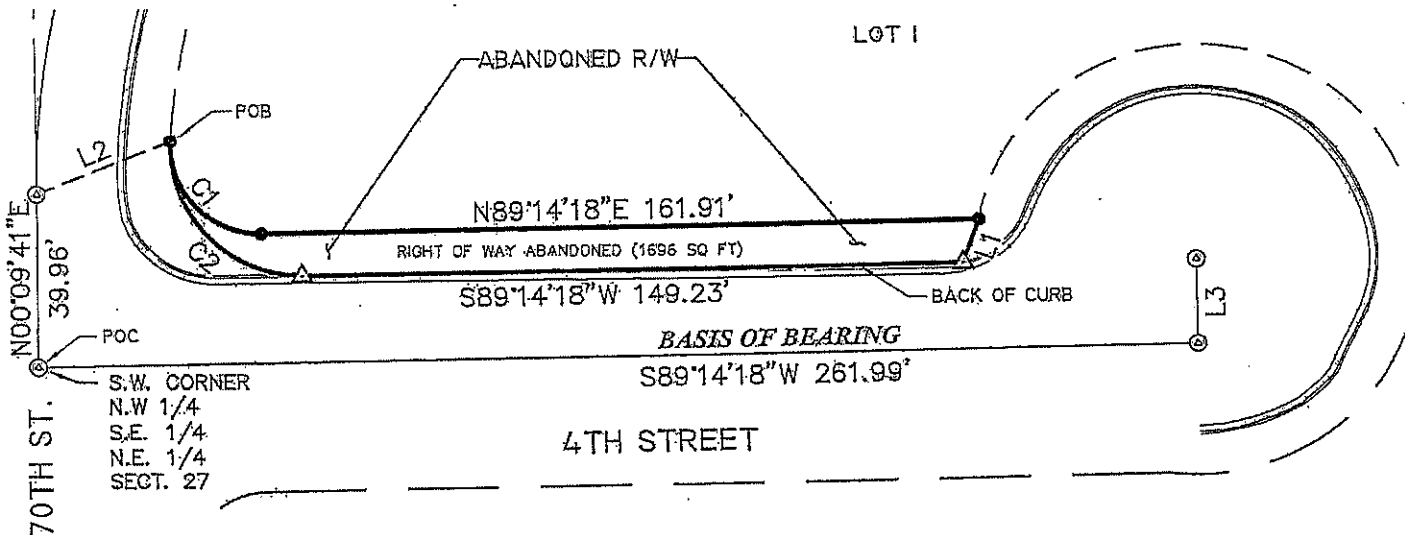
THENCE, LEAVING SAID CURB LINE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 48.32 FEET, A RADIUS OF 29.00 FEET, A DELTA ANGLE OF 95°27'36" AND A CHORD OF N43°01'54"W, 42.92 FEET, TO THE POINT OF BEGINNING;

CONTAINING 1,696 SQUARE FEET MORE OR LESS.

EXHIBIT B RIGHT OF WAY ABANDONMENT

MONUMENT LEGEND

- △ SET PK NAIL WITH TAG
MARKED PLS 65909.
- SET 5/8" X 30" REBAR WITH
YELLOW PLASTIC CAP MARKED
INC PLS 65909.
- ⊙ FOUND CITY OF SCOTTSDALE
BRASS CAP IN HAND HOLE.



REFERENCES

R-1 A PROPERTY DIVISION OF LOLOMA II, BY JOHN. R. SHODGRASS, PLS 22281, FILED IN BOOK 854 OF RECORDS, AT PAGE 17, RECORDS OF MARICOPA COUNTY.

R-2 A SPECIAL WARRANTY DEED, FILED UNDER INSTR. NO. 20180484176, RECORDS OF MARICOPA COUNTY.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS S89°14'18\"/>

LEGAL DESCRIPTION

LOT 1, LOLOMA II, ACCORDING TO THE PLAT, BOOK 854, PAGES 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

609 N. Calgary Court, Suite 7,
Post Falls, Idaho 83854
PHONE: (208) 777-1854
FAX: (208) 777-2128
www.aesolutions.pro



Curve Table					
Curve #	Length	Radius	Delta	Chord	Direction
C1	33.18	20.00	095°03'35"	29.51	S43°13'55\"/>

Line Table		
Line #	Direction	Length
* L1	S19°43'07"W	10.7 ±
L2	N68°09'36"E	32.84
L3	S00°34'37"E	19.46

* TO THE EXISTING BACK OF CURB.



DATE:	1/26/18
PROJ. #	17-096
DWG FILE:	17096-RW-EX
DRAWN BY:	AG / JM
SCALE	1" = 40'
PLOT DATE:	10/10/18

5-AB-2018
1/17/2019

17-096_Lot1_ROW_Closure_Calcs.txt

Lot Closure Report: Lot1_ROW / Monday, October 8, 2018, 3:32:03p.m.

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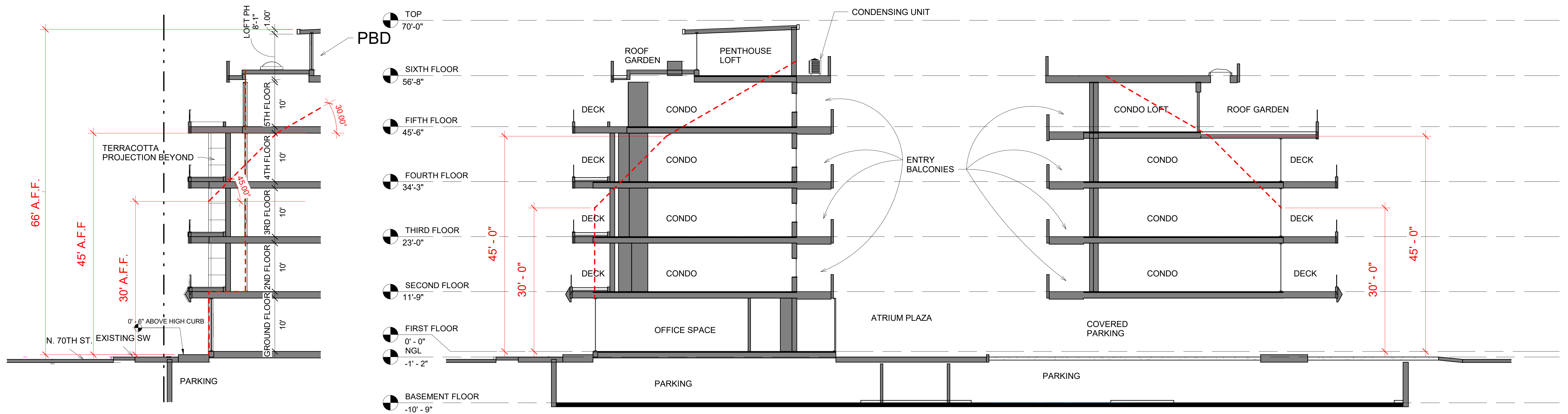
Starting location (North, East) = (5052.1751, 5030.5913)

(In the table below, the Length of Curves refers to the chord length and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Curve	S43°13'55"E	29.5038	Yes	5030.6791	
5050.8000						
ARC= 33.1800, RAD= 20.0000, DELTA= 95°03'13"						
BC_TO_RAD= S85°42'18"E						
RAD_TO_EC= S0°45'32"E						
SUBTRACT_ARC_AREA = 132.5775						
2	Line	N89°14'18"E	161.9100	Yes	5032.8314	
5212.6957						
3	Line	S19°43'07"W	10.6700	Yes	5022.7871	
5209.0957						
4	Line	S89°14'18"W	149.2300	Yes	5020.8033	
5059.8788						
5	Curve	N43°01'51"W	42.9213	Yes	5052.1782	
5030.5897						
ARC= 48.3200, RAD= 29.0000, DELTA= 95°28'00"						
BC_TO_RAD= N0°45'51"W						
RAD_TO_EC= N85°17'51"W						
ADD_ARC_AREA = 282.0524						

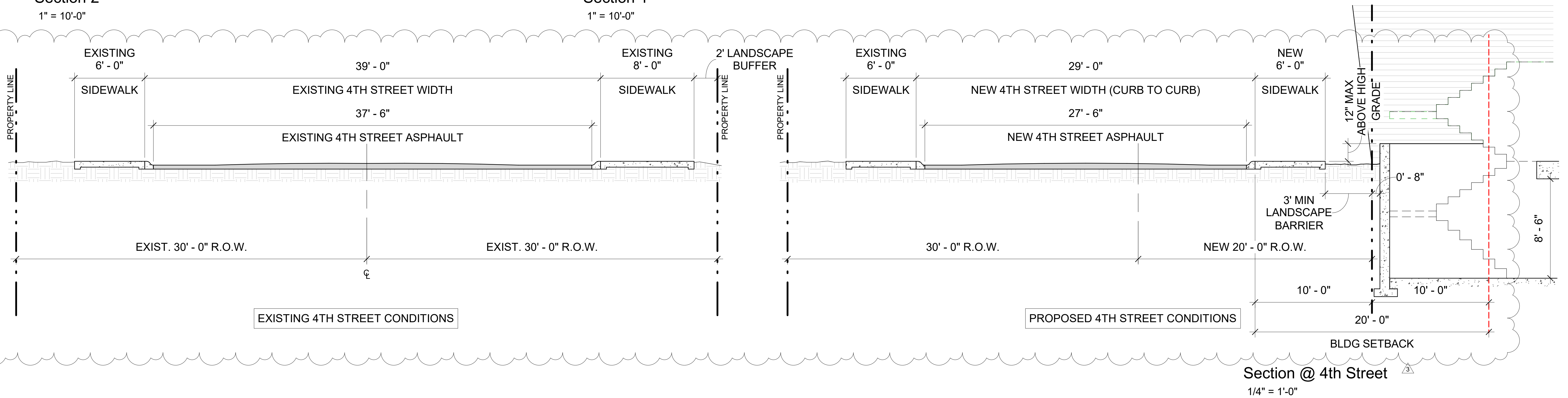
Ending location (North, East) = (5052.1782, 5030.5897)

Total Distance : 403.3100
 Total Traverse Stations : 6
 Misclosure Direction : S27°56'34"E (from ending location to starting location)
 Misclosure Distance : 0.0035
 Error of Closure : 1:115712.6.
 Frontage : 403.3100
 Frontage/Perimeter : 100.0 percent.
 AREA : 1706.676 sq. ft. (straight segment added to close traverse)
 = 0.039180 Acres



Section 2
1" = 10'-0"

Section 1
1" = 10'-0"



△-36